

## \$145,000 - 308 11218 80 Street, Edmonton

MLS® #E4466059

**\$145,000**

1 Bedroom, 1.00 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

Cromdale, Edmonton, AB

This beautifully upgraded 3rd-floor condo offers modern finishes and an unbeatable walkable location near the LRT, transit, Save-On-Foods, Commonwealth Stadium, Borden Park, Concordia University and the River Valley. The unit features updated flooring, fresh paint, modern lighting and a stylish kitchen with SS appliances. The open living and dining space leads to a huge private balcony, perfect for relaxing, entertaining or enjoying the treed surroundings. The spacious, king-sized primary bedroom offers excellent closet space and plenty of natural light, while the den makes an ideal office or flex room. The fully updated 4-piece bathroom showcases modern tilework, a newer vanity and a clean, contemporary design. Enjoy the convenience of in-suite laundry and impressive storage throughout. Located in a well-run building with many long-term residents, this move-in-ready condo is ideal for buyers or investors seeking a clean, modern home in a vibrant, amenity-rich neighbourhood.

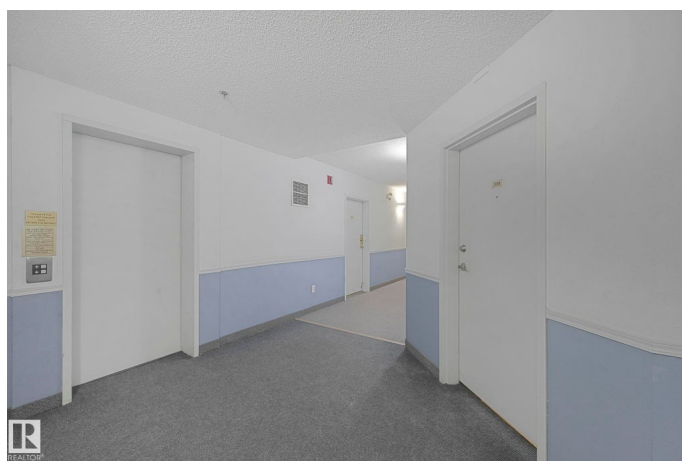
Built in 1995

### Essential Information

MLS® # E4466059

Price \$145,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 1995                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 308 11218 80 Street |
| Area        | Edmonton            |
| Subdivision | Cromdale            |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5B 4V9             |

### Amenities

|                |                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities      | No Animal Home, No Smoking Home, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite, See Remarks |
| Parking Spaces | 1                                                                                                                     |
| Parking        | Stall                                                                                                                 |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                               |
| # of Stories | 4                                                                                    |
| Stories      | 1                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | None, No Basement                                                                    |

### Exterior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                      |
|------------|----------------------|
| Elementary | Virginia Park School |
| Middle     | Highlands School     |
| High       | Eastglen School      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 09             |
| Condo Fee      | \$518               |

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Listing information last updated on November 19th, 2025 at 7:02am MST